Construction of a New Crossroads Juvenile Justice Center

Borough of Brooklyn

Department of Design and Construction

Dr. Feniosky Peña-Mora Commissioner
Existing Aerial View of Rikers Island
In April 2017, the legislature of the State of New York passed legislation commonly known as Raise the Age, raising the age for the definition of a juvenile in the legal system to include 16 and 17 year old's, heretofore considered adults.

The legislation included a transference of custodial responsibility for this age cohort from the Department of Correction to the Administration for Children’s Services, with a transition period of co-responsibility for an unspecified amount of time.

The pertinent agencies involved in this transition in New York City, including the Mayor’s Office of Criminal Justice (MOCJ), the New York City Department of Correction (DOC), the Administration for Children’s Services (ACS), and the Department of Design and Construction (DDC).
Home Addresses of Youth Admitted to Detention in CY 2015

Address Density

- **Highest**
- **Middle High**
- **Middle Low**
- **Lowest**

- **Uninhabited**

This address density map was created by using the addresses of 1,620 youth admitted to detention in CY 2015 with the Kernel Density Estimation function. This function estimates the probability of density based on the number of neighboring admission addresses found within a 1/2 mile search radius.

Date: 2/4/2016
Data Source: CJS
Prepared by DPPM/ORA/MOR

Neighborhood
ACS MISSION STATEMENT
Planning for a facility that meets our needs

- Understanding the strengths and challenges of youth and their families at the moment when they first become involved in the juvenile justice system, identifying and helping youth achieve their potential, providing a safe and secure environment, meeting their physical, medical, mental health and educational needs, and connecting them to supportive services in the community.
- By strengthening youth and their families, support youth in making positive decisions in their lives and set them on a trajectory of success.
- Turn everyday activities into a positive learning experience, utilizing a team-based support structure that is necessary for young people to grow and flourish.
- Introduce innovative programming with the goal of exposing the young people to enriching activities and positive role models, helping them realize their potential, and laying the foundation for their success when they leave ACS care and custody.
- A facility that embraces families and community for youth in confinement.
- Separation between the assessment center and the secure facility.
- Facility that provides the necessary support (independent, education, vocational training) to juvenile offenders who stay 90+ days.
- Facility with a separate entrance for health and mental health offices for non-secure youth and youth in aftercare.
The architectural program for the juvenile facility will have a capacity of 156 beds. The overall gross building square footage is estimated to be approximately 206,738 SF. This number allots spaces for everything the facility needs to become an operational, properly functioning, and comfortable facility for both ACS staff and the youth housed there. The program is ideal, in that it provides existing and new programs, allows for more space for staff, and follows regulations that ACS currently does not meet, in terms of education and recreation spaces.

For the comingle facility, the design considerations are to be as follows: balance ACS mission statement and security requirements, foster family/community relationships, provide an “open booking” philosophy, provide direct supervision, adhere to a mission of rehabilitation, place juveniles in the least restrictive security placement as possible, allow for a therapeutic environment, provide as many programs and services as possible, and provide handicapped accessibility throughout the facility.
Maximum Floor Area Ratio

The Maximum Permitted Floor Area Ratio within the R-6/C2-3 portion of the site is 2.0, allowing for 221,664 SF. For the C4-3 portion of the site, the maximum permitted floor area ratio is 3.4, allowing for 17,680 SF.

In total, the lot allowable floor area is 239,344 square feet.
Volumetric Test Fits
Proposed View From Outdoor Recreation Yard
41.2.4 (a) Incentive Payment:
(1) If the Work, including, without limitation, all design change(s), scope change(s), and/or other change order Work, receives a determination of Final Completion, as defined in Article 1 of this Agreement, prior to or at the Scheduled Final Completion date set for the Agreement, as defined in paragraph (c) of this Article 41.2.4, a lump sum incentive payment of $2,000,000 will be made to the Contractor (Design/Construction Management/Construction Service Firms).

41.3.4 Incentive Payment:
(a) If all the Work for the Project, including, without limitation, all design change(s), scope change(s), and/or other change order Work, is completed at or below $185,000,000, exclusive of any incentive payments, a lump sum incentive payment of $2,000,000 will be made to the Contractor (Design/Construction Management/Construction Service Firms).
The Design Consultant shall be paid a Design Fee, the amount of which shall be calculated as a percent of the total estimated cost of construction for the Project in accordance with the Fee Curve set forth below. For the purpose of calculating the Design Fee based on the Fee Curve, the total estimate of the cost of construction for the Project shall be as defined in Article 42 of the Agreement. If the total estimate of the cost of construction falls between the dollar levels designated in the Fee Curve, the Design Fee shall be interpolated on a straight line basis between the corresponding two dollar levels.

<table>
<thead>
<tr>
<th>TOTAL ESTIMATED CONSTRUCTION COST</th>
<th>DESIGN FEE AS A PERCENT OF ESTIMATED CONSTRUCTION COST</th>
<th>AMOUNT OF DESIGN FEE</th>
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<tr>
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<td>$ 7,965,000</td>
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<td>$95,000,000</td>
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<td>8.17%</td>
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<tr>
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<td>8.10%</td>
<td>$24,300,000</td>
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</table>
The Contractor shall be paid a Fee for Profit, the amount of which shall be calculated as a percent of the total actual cost of construction for the Project in accordance with the Fee Curve set forth below. For the purpose of calculating the Fee for Profit, the total actual cost of construction of the Project shall be as defined in Article 42 of the Agreement. If the total actual cost of construction falls between the dollar levels designated in the Fee Curve, the Fee for Profit shall be interpolated on a straight line basis between the corresponding two dollar levels.

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<th>FEE FOR PROFIT</th>
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<td>1.07%</td>
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HELPFUL REMINDERS

Submission Deadline:
Monday, June 5, 2017, by 4:00 PM
(DDC Entrance is on 30th Place, not Thomson Avenue)

Inquiries:
Must be requested in writing no later than 4:00 PM on Friday, May 26, 2017

Acknowledgement of Addenda:
All Addenda shall become a part of the requirements of this RFP. Please sign and return Attachment 6 with your proposal.
The Stage One Proposal should contain the following Materials

1. Professional Portfolio (1 original and 5 copies and 1 electronic version saved as a PDF on a clearly labeled disc (CD) or USB flash drive)
   - Items listed in Section IV A of this RFP
   - Statement of Understanding and Certification (Attachment 1)
   - Completed and Notarized Proposer’s Certification of Compliance with Iran Divestment Act (Attachment 2)
   - Acknowledgement of Addenda (Attachment 6)
The Stage One Proposal should contain the following Materials

2. **Doing Business Data Form** (Attachment 9)

   - Separate sealed envelope clearly marked as “Doing Business Data Form”

Each package for Stage One Proposal shall be clearly marked with the Project Name, Project Identification Number and the Name of the Proposer. The sealed envelopes must be clearly marked as “Stage One Submission”. 
Proposed Condition Submission

After selecting the Stage Two Firms, DDC will request the submission of the Proposed Conditions, as set forth in RFP Section V.A.2

Prior to requesting the Stage Two Proposals, the Stage Two Firms will be offered an opportunity to provide DDC with any business terms and/or contract conditions they would like to include or revise in the Contract.
The Stage Two Proposal should contain the following Materials
(Applicable to Firms short-listed from Stage One only)

1. Technical Proposal (1 original and 5 copies and 1 electronic version saved as a PDF on a clearly labeled compact disc (CD) or USB flash drive)
   - Items listed in Section IV.B of the RFP
   - Completed SF 330 for the Prime and the Subconsultant listed in Section IV.B.3.b
   - Statement of Understanding and Certification (Attachment 1)
   - Identification of Subconsultants and Key Personnel (Attachment 3)

2. Subcontractor Utilization Plan (Attachment 8)
   - Separate sealed envelope, clearly marked as “Schedule B: M/WBE Utilization Plan” containing 3 separate completed forms
The Stage Two Proposal should contain the following Materials
(Applicable to Firms short-listed from Stage One only)

3. Fee Proposal (Attachment 4)
   • Separate sealed envelope clearly marked as “Fee Proposal” based on the agreed
     published conditions for the cost factors

Each package shall be clearly marked with the Project Name, Project Identification Number
and the Name of the Proposer. The sealed envelopes must be clearly marked as “Stage Two
Submission”.

Crossroads Juvenile Justice Center
EVALUATION CRITERIA

Stage One (Professional Portfolio) Proposal Evaluation Criteria

1. Experience of CM Firm - 50%
2. Experience of Design Firm - 50%

Stage Two (Technical Proposal) Evaluation Criteria

1. Experience of the CM Design Team and Sub-consultants - 30%
2. Key Personnel - 30%
3. Technical Approach (Methodology) - 20%
4. Teams Capability - 20%

Crossroads Juvenile Justice Center
ADDITIONAL INFORMATION

General Information to Proposers (RFP-19, Section VI)
Proposers are advised to read the entire section

Subcontractor Reporting (RFP- 42, Attachment 11)
As of March 2013 the City has implemented a new web based subcontractor reporting system through the City’s Payee Information Portal (PIP), available at www.nyc.gov/pip
M/WBE PARTICIPATION REQUIREMENT

Design Service: 30%
Construction Management Service: 30%
Construction Service: 30%

M/WBE Utilization Plan-Schedule B Submission at Stage Two

New York City Department of Small Business Service certified M/WBE firms is listed at:

http://mtprawvwsbswtp1-1.nyc.gov/Search.aspx
HIRENYCd: GOODS AND SERVICES

HireNYC Goods and Services is a hiring process that requires businesses that contract with the City to share entry and mid-level positions with the City, and interview the qualified candidates that the City refers.

Consultants will be required to:

- Enroll with the HireNYC Portal within thirty (30) days after registration of the contract;
- Indicate if entry to mid-level opportunities will arise from the contract; if no applicable employment opportunity related to a contract arose, to certify as such;
- Post job openings for entry and mid-level positions arising from the contract
QUESTIONS

If you need additional guidance on HireNYC, please contact Donna Pope at poped@ddc.nyc.gov.

For questions about the HireNYC Portal, contact HireNYCSupport@sbs.nyc.gov.
QUESTIONS AND ANSWERS
CONTACT PERSON

Contract Manager:
Nadira Kayharry, (718) 391-3136
Professional Contracts Section
Department of Design and Construction
30-30 Thomson Avenue, 4th Floor (Entrance on 30th Place)
Long Island City, NY 11101
E-mail : nansaran@ddc.nyc.gov